

**GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T**

Municipal Administration and Urban Development Department – Hindupur Municipality – Change of land use proposal from Residential use zone to Commercial use zone in Sy.No.417-1 B2(P) at Penukonda to an extent of Ac.0-45.19 cents or 1828.71 Sq.Mtrs – Draft Variation Confirmation – Orders – Issued

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 42

Dated:07.03.2015

Read the following:-

1. From the Director of Town & Country Planning, Hyderabad, Lr.Roc.No.3219/2012/A, Dated:22.05.2012.
2. Government Memo.No.13231/H1/2012, MA&UD (H1) Department, Dated:31.07.2012.
3. From the Director of Town & Country Planning, Hyderabad, Lr.No.3219/ 2012/A, Dated:20.09.2012.
4. Government Memo.No.11411/I2/2012, MA&UD (I2) Department, Dated:30.06.2012.
5. Government Memo.No.13231/H1/2012, MA&UD (H1) Department, Dated:06.10.2012.
6. Andhra Pradesh Gazette No.569, Part-I, Dated:18.10.2012.
7. From the Director of Town & Country Planning, Hyderabad, Lr.Roc.No.3219/ 2012/A, Dated:03.05.2013.
8. Government Memo.No.13231/H1/2012, MA&UD (H1) Department, Dated:25.05.2013.
9. Government Memo.No.13231/H1/2012, MA&UD (H1) Department, Dated:05.08.2014.
10. From the Director of Town & Country Planning, Hyderabad, Lr.Roc.No.2953/2014/A, Dated:14.05.2014.
11. From the Director of Town & Country Planning, Hyderabad, Lr.Roc.No.3219/2012/A, Dated:09.12.2014.

ORDER:

The draft variation to the land envisaged in Hindupur General Town Planning Scheme, issued in reference 5th read above, was published in Extraordinary Andhra Pradesh Gazette No.569, Part-I, Dt:18.10.2012. The Director of Town & Country Planning, Hyderabad in the reference 7th read above has stated that the Municipal Commissioner, Hindupur Municipality has informed that, the applicant has paid an amount of Rs.54,970/- & Rs.14,635/- towards development/conversion charges.

2. Further, the Director of Town and Country Planning, Andhra Pradesh, Hyderabad in the reference 9th read above has informed that with reference to the objection received for construction of function hall, an undertaking from the applicants was obtained wherein it is stated by the applicants that they are solely responsible for execution of the building construction according to the sanctioned plan by the local authority.

3. Further, it is also observed from the TOPO plans that the surroundings of the site are developed with Commercial activities predominantly.

4. In view of the predominant commercial activity and as the applicants have given under taking stating that they are solely responsible for execution of the building construction according to the sanctioned plan by the authority, the draft variation is confirmed.

(PTO)

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**GIRIDHAR ARAMANE
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Andhra Pradesh, Hyderabad.

The Regional Deputy Director of Town Planning, Ananthapur.

The Commissioner, Hindupur Municipality, Hindupur.

Copy to:

The individual through the Commissioner, Hindupur Municipality, Hindupur.

The District Collector, Ananthapur.

SF/SC.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

**APPENDIX
NOTIFICATION**

The following revised variation to the Hindupur General Town Planning Scheme, the Master Plan of which was sanctioned in G.O.Ms.No.651 MA., dated:27.10.1993, is proposed in exercise of the powers conferred by clause under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in Sy.No.417-1 B2(P) at Penukonda to an extent of Ac.0-45.19 cents or 1828.71 Sq. Mtrs of Hindupur town, the boundaries of which are as shown in the schedule here to and which is earmarked for Residential use in the General Town Planning Scheme (Master plan) of Hindupur sanctioned in G.O. Ms. No.651 MA, dated:27.10.1993 is now designated for Commercial use by variation based on the Council Resolution No.266, dated 25.02.2012 as the surroundings of the site are developed with commercial activities predominantly as marked as "A,B,C,D" in the revised part proposed land use map G.T.P. No.6/2012/A which is available in the Municipal Office, Hindupur town, **subject to the following conditions;**

1. The applicant shall pay development charges as per G.O.Ms.No.158 MA., dt. 22.03.1996.
2. The applicant shall obtain prior permission from the competent authority before commencing the development work.
3. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.

5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : T. Francis property.

East : Dr. A. Srinivasulu and B. Balaji property.

South : Existing 100'-0" wide Master Plan road.

West : Dr. B. Balaji and Yusuf Khan property.

**GIRIDHAR ARAMANE
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER